



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File: A-55-17 & A-56-17

Property Address: 1103 and 1105 S. Blount Street

Property Owner: Tephra Development, LLC and Habitat Improvement, LLC

Project Contact: Isabel Mattox

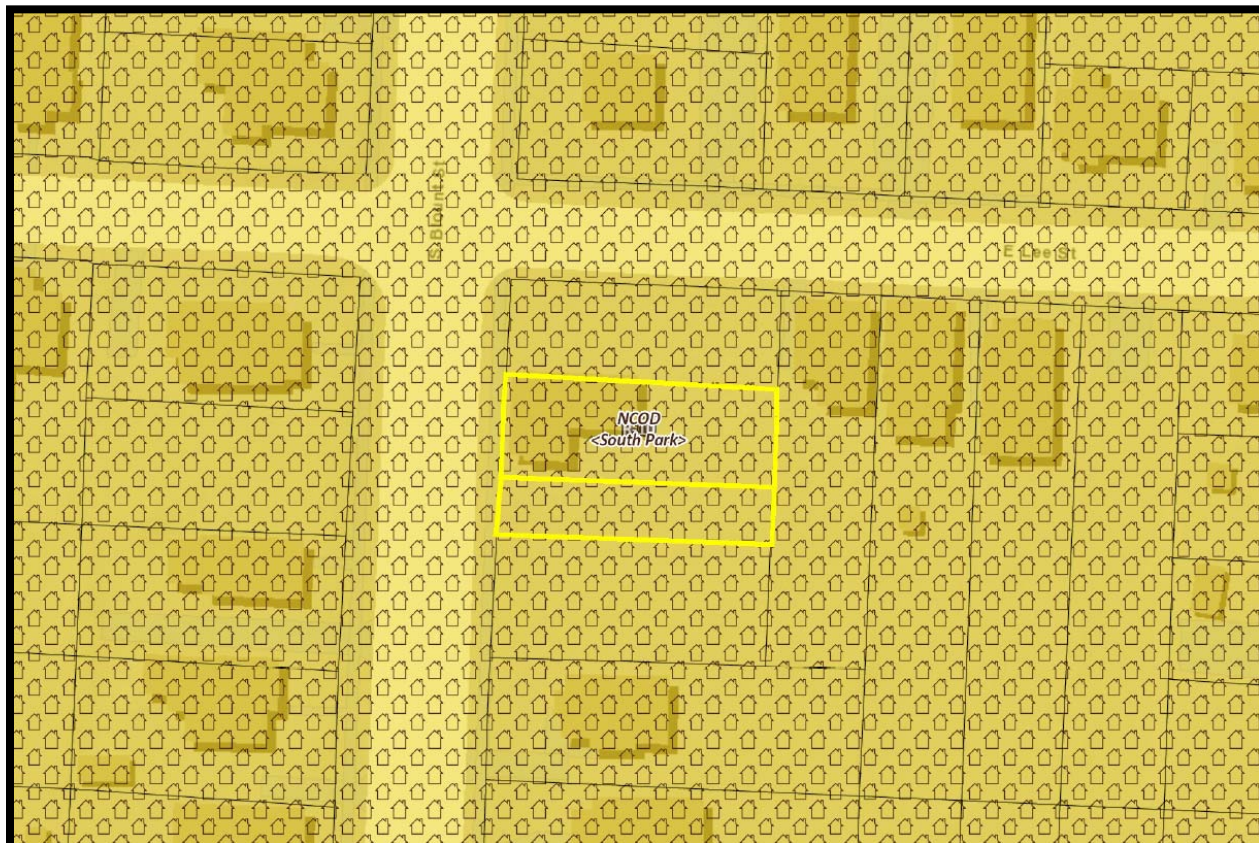
Nature of Case: A request for a 4' variance to the minimum lot depth requirement set forth in Section 2.2.1. of the Unified Development Ordinance in order to subdivide one lot into two detached house building lots which results in two 56' deep lots being created out of a .17 acre parcel zoned Residential-10 and Neighborhood Conservation Overlay District (South Park) located at 1117 South Person Street.



1103 and 1105 S. Blount Street – Location Map

To BOA: 4-10-17

Staff Coordinator: Eric S. Hodge, AICP

ZONING**DISTRICTS:** Residential-10 and Neighborhood Conservation Overlay District (South Park)**1103 and 1105 S. Blount Street – Zoning Map**

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that

circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Zoning District Standards: The subject property is zoned Residential-10 and Neighborhood Conservation Overlay District

**Residential-10
Lot Dimensions**

Area (min)	4,000 SF
Width – interior lot (min)	45
Width – corner lot (min)	60'
Depth -	60'

Yard Type	Minimum Setback
Primary Street	10'
Side Street	10'
Side	5'
Sum of Sides	10'
Rear	20'

South Park NCOD

- a. Minimum lot size: 3,000 square feet.
- b. Maximum lot size: 8,000 square feet.
- c. Minimum lot width: 40 feet.
- d. Maximum lot width: 80 feet.
- e. Front yard setback: Within 10% of the average front yard setback established by buildings on the same side of the block face of the proposed building, but not less than 8 feet or greater than 30 feet.
- f. Building entrance: The main building entrance shall face the street from which the building is addressed. No upper story entrance shall be visible from an adjacent public street right-of-way.
- g. Maximum building height: 25 feet.
- h. Off-street parking: Parking shall be located to the side or rear of the building. With the exception of single-unit living, no parking areas shall be located in front

of any principal building. Single-unit living parking shall be regulated according to Article 7.1.

Application for Variance



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

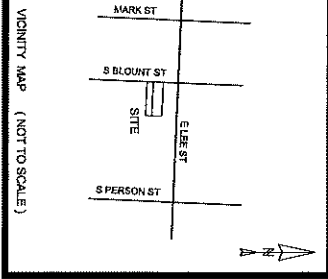
NATURE OF REQUEST	OFFICE USE ONLY
Nature of variance request (if more space is needed, submit addendum on separate sheet): SEE ATTACHED EXHIBIT A.	Transaction Number A-55+56-17
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.	

GENERAL INFORMATION		
Property Address (1) 1103 S. Blount Street; (2) 1105 S. Blount St.		Date Feb. ____, 2017
Property PIN (1) 1703747223 and (2) 1703747220	Current Zoning R-20	
Nearest Intersection S. Blount St. & E. Lee St.		Property size (in acres) 0.16 acres
Property Owner Tephra Development LLC & Habitat Improvement LLC;	Phone	Fax
Owner's Mailing Address	Email	
Project Contact Person Isabel Worthy Mattox	Phone 919-828-7171	Fax 919-831-1125
Contact Person's Mailing Address PO Box 946, Raleigh, NC 27602	Email Isabel@mattoxfirm.com	
Property Owner Signature By: <i>Isabel Worthy Mattox</i> HABITAT IMPROVEMENT LLC manager	Email	
Notary Sworn and subscribed before me this <u>9th</u> day of <u>March, 2017.</u>	Notary Signature and Seal <i>Linda M Rich</i> LINDA M RICH NOTARY PUBLIC WAKE COUNTY, NC <i>My Commission Expires 4-21-2021</i>	

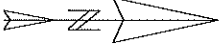
EXHIBIT A
Variance Application
1103 and 1105 S. Blount Street
Tephra Development LLC and Habitat Improvement LLC

Applicant proposes to recombine the properties located at 1103 and 1105 S. Blount Street to create two similarly sized lots with a shared driveway, as shown on the attached Recombination Plat, and requests the following variances for each of the resultant lots:

- A. A one (1) foot variance from UDO Section 2.2.1.B.3 which requires a minimum principal building side yard setback of five (5) feet, which will result in a four (4) foot side setback on the north side of 1103 S. Blount Street and a four (4) foot side setback on the south side of 1105 S. Blount Street
- B. A one (1) foot variance from UDO Section 2.2.1.B.4 which requires a minimum sum of principal building side yard setbacks of ten (10) feet.
- C. A ten (10) foot variance in the minimum lot width under the South Park NCOD, UDO Section 5.4.3.F.15.c from forty (40) feet to thirty (30) feet, which will result in two thirty (30) foot wide lots rather than a forty (40) foot wide lot and a twenty (20) foot wide lot.



DB 16294, PG 617



- NOTES:
1. THIS SURVEY PERFORMED AND MAPPED WITHOUT THE BENEFIT OF A TITLE SEARCH BY A LICENSED NORTH CAROLINA REAL ESTATE ATTORNEY. THE SURVEYOR ASSUMES NO LIABILITY FROM ANY FACTS AND/OR OMISSIONS (SUCH AS EASEMENTS, ETC.) THAT MAY BE REVEALED BY A TITLE SEARCH BY A LICENSED NORTH CAROLINA REAL ESTATE ATTORNEY.
 2. ALL DISTANCES ARE HORIZONTAL, GROUND DISTANCES.
 3. ALL DISTANCES ARE HORIZONTAL, GROUND DISTANCES.
 4. NO N.C.G.S. MONUMENT FOUND WITHIN 2000.
 5. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOOD). SEE FIRM 831201703501, EFFECTIVE DATE MAY 2003.
 6. SUBJECT PROPERTIES ARE ZONED R-20 (PER WAKE COUNTY GIS).

AREA TABLE		
LOT #	OLD AREA (AC)	NEW AREA (AC)
LOT 4	0.102 AC (4,421.6 sq. ft.)	0.076 AC (3,305.7 sq. ft.)
LOT 5	0.090 AC (3,919.0 sq. ft.)	0.076 AC (3,305.7 sq. ft.)

- REFERENCES:
1. DB 16294, PG 617
 2. DB 17766, PG 1241
 3. BM 1928, PG 53

LEGEND:
 IPE = IRON PIPE FOUND
 PS = IRON PIPE SET
 CP = COMPLETED POINT
 NF = NOW OR FORMERLY
 L = LIGHT POLE
 PP = POWER POLE
 -OE= OVERHEAD ELECTRIC LINE

PRELIMINARY MAP

NOT FOR SALES, CONVEYANCES OR RECORDING

THE CERTIFIED AND WARRANT THAT THE UNDERGROUND IS (AND THE SOLE OWNERS) OF THE PROPERTY SHOWN ON THIS MAP OR PLAT AND ANY ACCOMPANYING SHEETS, HAVING BEEN SEARCHED AND FOUND TO BE CORRECT AND ACCURATE, AND AS SUCH WAS PLACED THE RIGHT TO CARRY THE PROPERTY IN THE SAME.

BOOK NO.
PAGE NO.

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I CERTIFY THAT THE FOLLOWING PERSONS, PERSONALLY APPEARED BEFORE ME THIS DAY, EACH KNOWING FULLY TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE PRESENCE OF ME AND TWO OTHER PERSONS.

DATE: 2017

SIGNATURE: _____

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

STATE OF NORTH CAROLINA
WAKE COUNTY

I, KEVIN S. CHANCE, CERTIFY THAT THIS MAP WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF NORTH CAROLINA. I HAVE REVIEWED THE MAP AND FOUND IT TO BE CORRECT AND ACCURATE. I HAVE ALSO REVIEWED THE RECORDS OF THE WAKE COUNTY RECORDS OFFICE AND FOUND THAT THE MAP IS CORRECT AND ACCURATE. I HAVE ALSO REVIEWED THE RECORDS OF THE WAKE COUNTY RECORDS OFFICE AND FOUND THAT THE MAP IS CORRECT AND ACCURATE. I HAVE ALSO REVIEWED THE RECORDS OF THE WAKE COUNTY RECORDS OFFICE AND FOUND THAT THE MAP IS CORRECT AND ACCURATE.

P.S. 4363 (N.C.)

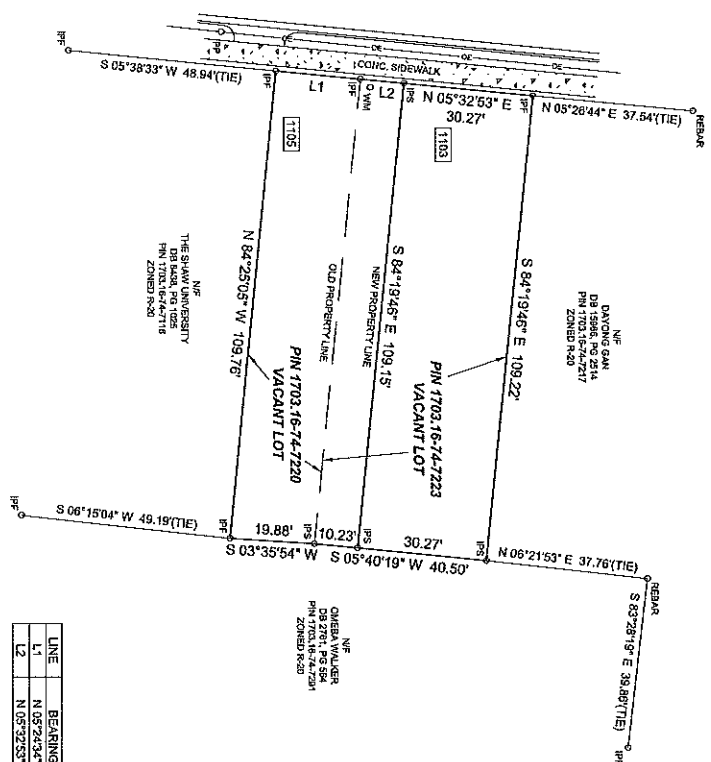


- A. THAT THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF NORTH CAROLINA AND IS CURRENTLY LICENSED AS A SURVEYOR IN THE STATE OF NORTH CAROLINA.
- B. THAT THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF NORTH CAROLINA AND IS CURRENTLY LICENSED AS A SURVEYOR IN THE STATE OF NORTH CAROLINA.
- C. THAT THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF NORTH CAROLINA AND IS CURRENTLY LICENSED AS A SURVEYOR IN THE STATE OF NORTH CAROLINA.
- D. THAT THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF NORTH CAROLINA AND IS CURRENTLY LICENSED AS A SURVEYOR IN THE STATE OF NORTH CAROLINA.
- E. THAT THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF NORTH CAROLINA AND IS CURRENTLY LICENSED AS A SURVEYOR IN THE STATE OF NORTH CAROLINA.
- F. THAT THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF NORTH CAROLINA AND IS CURRENTLY LICENSED AS A SURVEYOR IN THE STATE OF NORTH CAROLINA.
- G. THAT THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF NORTH CAROLINA AND IS CURRENTLY LICENSED AS A SURVEYOR IN THE STATE OF NORTH CAROLINA.
- H. THAT THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF NORTH CAROLINA AND IS CURRENTLY LICENSED AS A SURVEYOR IN THE STATE OF NORTH CAROLINA.
- I. THAT THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF NORTH CAROLINA AND IS CURRENTLY LICENSED AS A SURVEYOR IN THE STATE OF NORTH CAROLINA.
- J. THAT THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF NORTH CAROLINA AND IS CURRENTLY LICENSED AS A SURVEYOR IN THE STATE OF NORTH CAROLINA.
- K. THAT THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF NORTH CAROLINA AND IS CURRENTLY LICENSED AS A SURVEYOR IN THE STATE OF NORTH CAROLINA.
- L. THAT THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF NORTH CAROLINA AND IS CURRENTLY LICENSED AS A SURVEYOR IN THE STATE OF NORTH CAROLINA.
- M. THAT THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF NORTH CAROLINA AND IS CURRENTLY LICENSED AS A SURVEYOR IN THE STATE OF NORTH CAROLINA.
- N. THAT THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF NORTH CAROLINA AND IS CURRENTLY LICENSED AS A SURVEYOR IN THE STATE OF NORTH CAROLINA.
- O. THAT THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF NORTH CAROLINA AND IS CURRENTLY LICENSED AS A SURVEYOR IN THE STATE OF NORTH CAROLINA.
- P. THAT THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF NORTH CAROLINA AND IS CURRENTLY LICENSED AS A SURVEYOR IN THE STATE OF NORTH CAROLINA.
- Q. THAT THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF NORTH CAROLINA AND IS CURRENTLY LICENSED AS A SURVEYOR IN THE STATE OF NORTH CAROLINA.
- R. THAT THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF NORTH CAROLINA AND IS CURRENTLY LICENSED AS A SURVEYOR IN THE STATE OF NORTH CAROLINA.
- S. THAT THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF NORTH CAROLINA AND IS CURRENTLY LICENSED AS A SURVEYOR IN THE STATE OF NORTH CAROLINA.
- T. THAT THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF NORTH CAROLINA AND IS CURRENTLY LICENSED AS A SURVEYOR IN THE STATE OF NORTH CAROLINA.
- U. THAT THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF NORTH CAROLINA AND IS CURRENTLY LICENSED AS A SURVEYOR IN THE STATE OF NORTH CAROLINA.
- V. THAT THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF NORTH CAROLINA AND IS CURRENTLY LICENSED AS A SURVEYOR IN THE STATE OF NORTH CAROLINA.
- W. THAT THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF NORTH CAROLINA AND IS CURRENTLY LICENSED AS A SURVEYOR IN THE STATE OF NORTH CAROLINA.
- X. THAT THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF NORTH CAROLINA AND IS CURRENTLY LICENSED AS A SURVEYOR IN THE STATE OF NORTH CAROLINA.
- Y. THAT THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF NORTH CAROLINA AND IS CURRENTLY LICENSED AS A SURVEYOR IN THE STATE OF NORTH CAROLINA.
- Z. THAT THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF NORTH CAROLINA AND IS CURRENTLY LICENSED AS A SURVEYOR IN THE STATE OF NORTH CAROLINA.



S BLOUNT ST

66' PUBLIC ROW (BM 1928, PG 63)



NOTE: THE PURPOSE OF THIS PLAT IS TO RECOMBINE 1103 & 1105 S BLOUNT ST INTO A NEW LOT 4 AND S. SOUTH PARK.

PRELIMINARY MAP

NOT FOR SALES, CONVEYANCES OR RECORDING

LINE	BEARING	DISTANCE
L1	N 05°24'34" E	20.04'
L2	N 05°32'53" E	10.23'

PROPERTY OWNERS:
 1103 S BLOUNT ST
 TERRA DEVELOPMENT, LLC &
 HABITAT IMPROVEMENT, LLC
 310 HECK ST
 RALEIGH, NC 27601
 1105 S BLOUNT ST
 TERRA DEVELOPMENT, LLC &
 HABITAT IMPROVEMENT, LLC
 310 HECK ST
 RALEIGH, NC 27601

THIS PLAT OR MAP IS NOT A SUBDIVISION, BUT A RECOMBINATION OF PREVIOUSLY PARTITIONED LANDS. ALL STATUTORY REQUIREMENTS FOR RECORDING.
 PLANNING & DEVELOPMENT OFFICER/ WAKE CO. REVIEW OFFICER

THIS PLAT IS NOT TO BE RECORDED
 AFTER DAY OF
 ONE COPY TO BE RETAINED FOR THE CITY
 CITY LIMITS.

6900 FIELD HILL ROAD
 RALEIGH, NORTH CAROLINA - 27603

CHANCE SURVEY COMPANY, P.A.

LICENSE NO. C-2964
 PHONE (919) 329-5795
 www.chancesurvey.com
 E-MAIL: chancesurveying@gmail.com

SHEET: 1
OF: 1

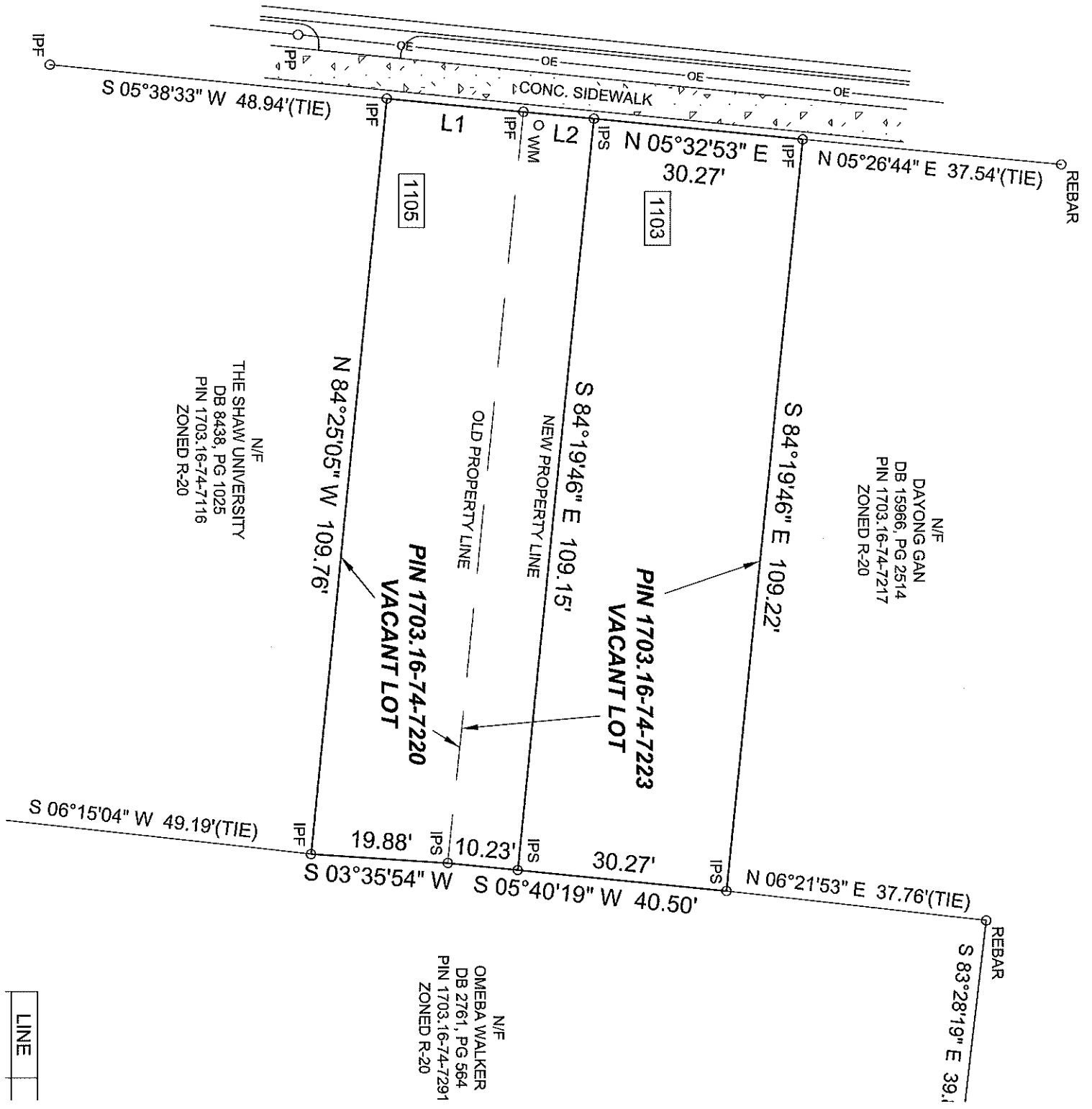
TITLE:
 RECOMBINATION PLAT
 1103 & 1105 S BLOUNT ST
 RALEIGH TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

DATE	REVISIONS	BY

DATE: 08 MARCH 2017
 SCALE: 1" = 20'
 DRAWN BY: KSC
 CHECKED BY: KEVIN S. CHANCE
 FILE NAME: South Park Lot 4.dwg

S BLOUNT ST

66' PUBLIC R/W (BM 1928, PG 53)



LINE

1703747220

Tephra Development LLC and
Habitat Improvement LLC
310 Heck Street
Raleigh, NC 27601

1703745151

AMANCHUKWU, JOSEPH AMANCHUKWU,
NORAH ACHUKO
1106 S BLOUNT ST
RALEIGH NC 27601-2621

1703745156

SMITH, MACK HEIRS
119 S TARBORO ST
RALEIGH NC 27610-2662

1703745252

247 REPAIR SERVICE LLC
906 S BLOUNT ST
RALEIGH NC 27601-2618

1703745256

JOHNSON, CURTIS BERNARD
1002 S BLOUNT ST
RALEIGH NC 27601-2620

1703747036

MACEDONIA APOSTOLIC CHURCH
9805 FANNY BROWN RD
RALEIGH NC 27603-9015

1703747116

SHAW UNVIERSITY THE
118 E SOUTH ST
RALEIGH NC 27601-2341

1703747131

YL PROPERTIES LLC
1031 N KING CHARLES RD STE 115
RALEIGH NC 27610-1084

1703747217

GAN, DAYONG
503 ANNANDALE DR
CARY NC 27511-6509

1703747223

TEPHRA DEVELOPMENT LLC HABITAT
IMPROVEMENT LLC
310 HECK ST
RALEIGH NC 27601-1214

1703747291

WALKER, OMEBA
301 VERSAILLES DR
CARY NC 27511-6012

1703748127

JONES, PHEBY HELEN
212 E LEE ST
RALEIGH NC 27601-2641

1703748177

214 EAST LEE STREET LLC
8116 BROOKWOOD CT
RALEIGH NC 27613-4200

1703747399

LEE STREET PTNR LLC
8804 ALBRIGHT RD
RALEIGH NC 27612-7445

1703745366

HENDRICKSON, GLORIA S
PO BOX 2511
RALEIGH NC 27602-2511

1703747325

LEE STREET PTNR LLC
8804 ALBRIGHT RD
RALEIGH NC 27612-7445

1703748450

LEE STREET PTNR LLC
8804 ALBRIGHT RD
RALEIGH NC 27612-7445

1703749314

Callirgos, Karla Yudy Moler
527 N East St.
Raleigh, NC 27604-1235

1703745463

CULLINAN, STUART
310 HECK ST
RALEIGH NC 27601-1214

1703747420

INEZ PROPERTIES OF NC LLC
PO BOX 1884
CARY NC 27512-1884

